Map	Block	Lot		CARD		
144.0	0010	0006.0	1 of 1		Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	832,500	/	832,500
USE VALUE:	832,500	/	832,500
ASSESSED:	832,500	/	832,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORDON MICHAEL A & ELIZABTH M
Owner 2:	TRS/ GORDON FAMILY TRUST
Owner 3:	
Street 1:	76 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GORDON MICHAEL A & -
Owner 2:	GORDON ELIZABETH M -
Street 1:	76 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,518 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1498 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4518.000	385,000	3,100	444,400	832,500
Total Card	0.104	385,000	3,100	444,400	832,500
Total Parcel	0.104	385,000	3,100	444,400	832,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 555.74 | /Parcel: 555.7

Legal Description

User Acct

94739

GIS Ref

GIS Ref

Insp Date

10/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0010-0006.0

!11302!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	385,000	3100	4,518.	444,400	832,500	832,500	Year End Roll	12/18/2019
2019	101	FV	292,100	3100	4,518.	416,700	711,900	711,900	Year End Roll	1/3/2019
2018	101	FV	291,600	3100	4,518.	344,400	639,100	639,100	Year End Roll	12/20/2017
2017	101	FV	291,600	3100	4,518.	316,700	611,400	611,400	Year End Roll	1/3/2017
2016	101	FV	276,700	3100	4,518.	288,900	568,700	568,700	Year End	1/4/2016
2015	101	FV	270,300	3100	4,518.	283,300	556,700	556,700	Year End Roll	12/11/2014
2014	101	FV	270,300	3100	4,518.	263,300	536,700	536,700	Year End Roll	12/16/2013
2013	101	FV	270,300	3100	4,518.	250,500	523,900	523,900		12/13/2012

PRINT

Date	Time
12/11/20	01:29:16

LAST REV

Date	Time
08/04/20	13:52:23

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11302

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORDON MICHAEL	75045-522	1	7/6/2020	Convenience	1	No	No		
FONTAINE PAUL M	67745-279		8/3/2016		806,000	No	No		
ANDERSON THOMAS	31098-368		1/31/2000	Family	298,600	No	No		
	8038-384		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2017	1253	Insulate	10,934	C				
11/2/2016	1342	Redo Kit	12,000	O				remod Kitch+bath
11/1/2011	1400	Siding	16,000					install new cedar
3/29/2001	244	Addition	50,000	C				14X26 ADD-8X20 WDK
6/3/1996	288		10,000					12X14 ADDITION/BAT

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
3/20/2017	SQ Returned	MM	Mary M
3/13/2009	Inspected	189	PATRIOT
1/22/2009	Measured	336	PATRIOT
8/17/2001	Permit Visit	PM	Peter M
4/5/2000	MLS	MM	Mary M
1/15/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94739
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4518		Sq. Ft.	Site		0	80.	1.23	9									444,434						444,400	

Total AC/HA: 0.10372 | Total SF/SM: 4518 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 444,434 | Spl Credit | Total: 444,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	92176
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431585
Depreciation:	46611
Depreciated Total:	384974

COMMENTS

SINK IN BMT AND SHOWER EXTRA SINK IN KITC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

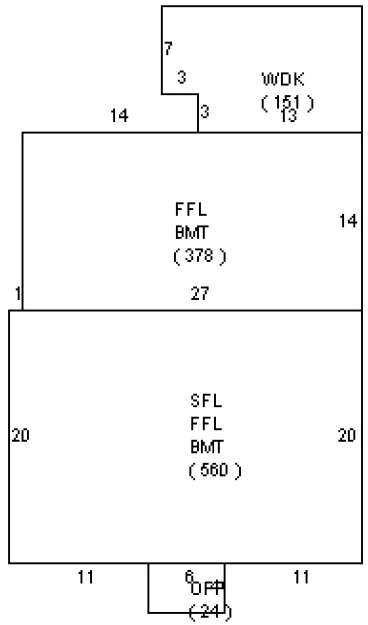
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.75
Special Features:	0	Val/Su Net:	147.45
Final Total:	385000	Val/Su SzAd	257.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	938	50.110	47,007
FFL	First Floor	938	167.050	156,689
SFL	Second Floor	560	167.050	93,546
WDK	Deck	151	12.500	1,887
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	2,611			Total:	300,174
Size Ad	1498	Gross Are	2611	FinArea	1498

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0010-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1940	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100